GRANTOR: SEATTLE CUSTOM HOMES, LLC 35650 30TH AVE S

KING COUNTY, WA

GRANTEE: CITY OF SEATTLE

TAX PARCEL NO. 276760-2220

SEATTLE, WA 98107

ADDRESS: 1522 NW 61st St

LOT(S)

FEDERAL WAY, WA 98003

BLOCK

REFERENCE NO. FOR RELATED PROJECTS: _____

RECORDING NO.

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SUBDIVISION

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CITY OF

JOB NO.: **180677**

DATE: 05/23/18

DRAFTED BY: JJK

SCALE: N. T. S.

OF **5**

CHECKED BY: SRM

RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

- 1) ORIGINAL PROPERTY AREA 4,750 SQ. FT.
- 2) ZONED LR1 PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOT SHORT PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- 6) THE FOUND MONUMENTS WERE FIELD VISITED ON FEBRUARY 2, 2016.

CONDITIONS OF APPROVAL:

- 1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
- 2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

SEATTLE CUSTOM HOMES, LLC DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON)SS COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ __ THE ____ SEATTLE CUSTOM HOMES, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 20__ NOTARY PUBLIC IN AND FOR THE STATE

RESIDING AT: _____ MY COMMISSION EXPIRES: _____ PRINT NAME: _____

APPROVAL:

CITY OF SEATTLE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) NATHAN TORGELSON, DIRECTOR

GILMAN PARK ADD.

SUBDIVISION

CONTACT PERSON: ANDY McANDREWS

TERRANE, INC

(425) 458-4488

AndyM@Terrane.net

BELLEVUE, WA 98004

10801 MAIN STREET, SUITE 102

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__ _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF ______ 20__

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 276760-2220

ASSESSOR:

LOT 16, BLOCK 19, GILMAN PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 5 FEET CONVEYED TO THE CITY OF SEATTLE FOR ALLEY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO 1289132.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20__. AT IN BOOK_____ OF SURVEYS. AT PAGE____, AT THE REQUEST

OF TERRANE, INC.

SUPT. OF RECORDS MANAGER

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SEATTLE CUSTOM HOMES, LLC.

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

REFERENCES

- R1. SHORT SUBDIVISION NO. 2501533, VOL 197 PGS. 2-5. RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 232, PG. 060. RECORDS OF KING COUNTY, WASHINGTON.
- R3. SHORT SUBDIVISION NO. 3008294, VOL 261 PGS. 77-88.

-FOUND MON IN CASE BRASS PIN, DOWN -0.8' (15'N OFFSET)



E., W.M.

N., R.03

SUBDIVISION

ATTLE SHORT

CITY OF

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E CUSTOM HOMES, L RCEL NO. 276760-2220 1522 NW 61st St LE AR

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JOB NO.: **180677** DATE: 05/23/18

DRAFTED BY: JJK

CHECKED BY: SRM

SCALE: 1" = 40"

2 OF 5

15.00, FOUND MON IN CASE ~ BRASS PIN, DOWN -0.2' VISITED 02/02/16 VISITED 02/02/16 N 88°45'03" W 658.01' (658.07' R1) (658.01' R2 AND R3) 17TH AVE NW N 0110'57" E 265.98' (265.96' R1) R3) N 0111'06" E 266.01' (265.98' R1)(266.02' R2)(266.12' N 15TH AVE NOT M TOIL P FOUND -MON IN CASE BRASS DISK, 90°04'07" DOWN -0.8' (90°04'12" R1) (90°04'09" R2 & R3) 89°56'02" -(89°56'08" R1) (89°56'32" R2 AND R3) 361.00' N 88°44'56" W 658.00' (658.04' R1) (657.96' R2 AND R3) FOUND - Q TACK/LEAD FOUND MON IN CASE -BRASS PIN, DOWN -0.7' NW 61ST ST VISITED 02/02/16 CONTROL MAP SCALE: 1" = 40' (IN FEET) 1 INCH = 10 FT.

NW 62ND ST

BASIS OF BEARINGS:

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. 8-08.

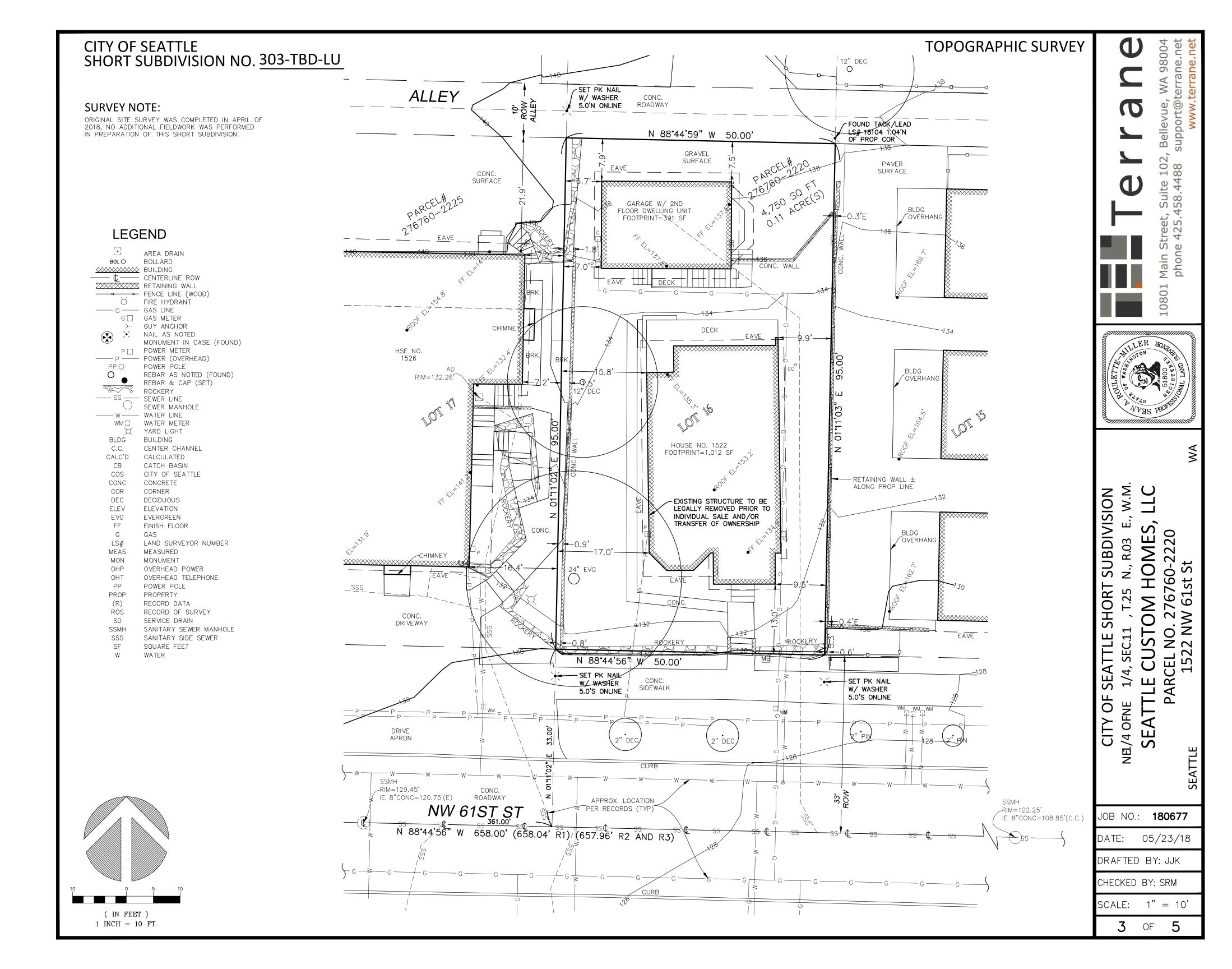
2 INCH BRASS CAP STAMPED SMP CONTROL 8-08 IN CROSSWALK AT NE CORNER NW 62ND ST AND 15TH AVE NW. ELEV.=131.756'

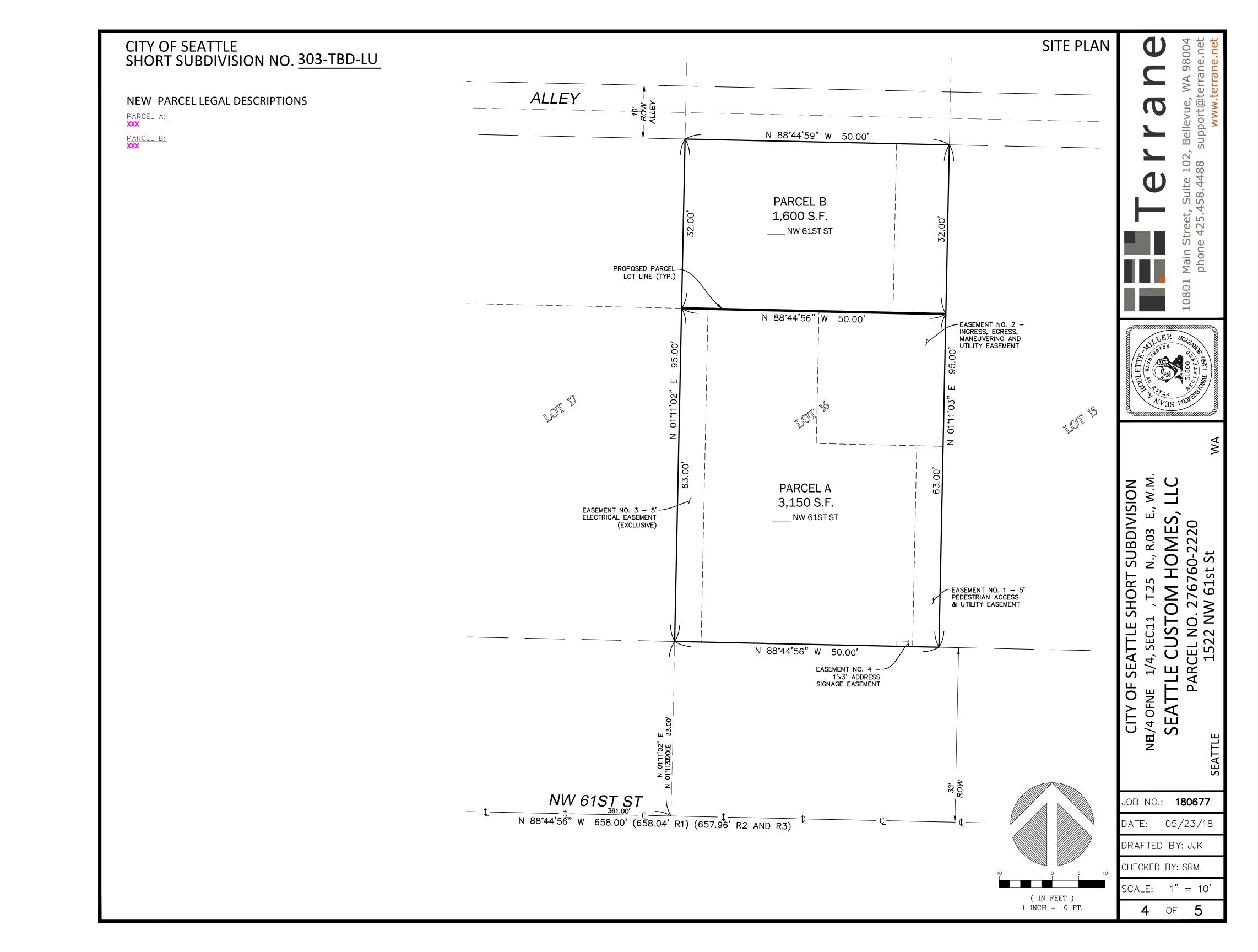
SURVEY NOTE:

ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

METHOD OF SURVEY:

FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.





NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 - 5' PEDESTRIAN ACCESS & UTILITY EASEMENT

EASEMENT NO. 2 - INGRESS, EGRESS, MANEUVERING AND UTILITY EASEMENT

EASEMENT NO. 3 - 5 ELECTRICAL EASEMENT (EXCLUSIVE)

EASEMENT NO. 4 - 1'x3' ADDRESS SIGNAGE EASEMENT

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 303-TBD-LU EASEMENT (OVERHEAD AND UNDERGROUND) KING COUNTY ASSESSOR/S TAX PARCEL NO. 276760-2220

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ("GRANTOR") HEREBY GRANTS TO THE CITY OF SEATTLE ("GRANTEE") AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN "EASEMENT") TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ("ELECTRIC SYSTEM"). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT NO. 3 LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 303—TBD—LU WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL

ADDRESS SIGN MAINTENANCE AGREEMENT:

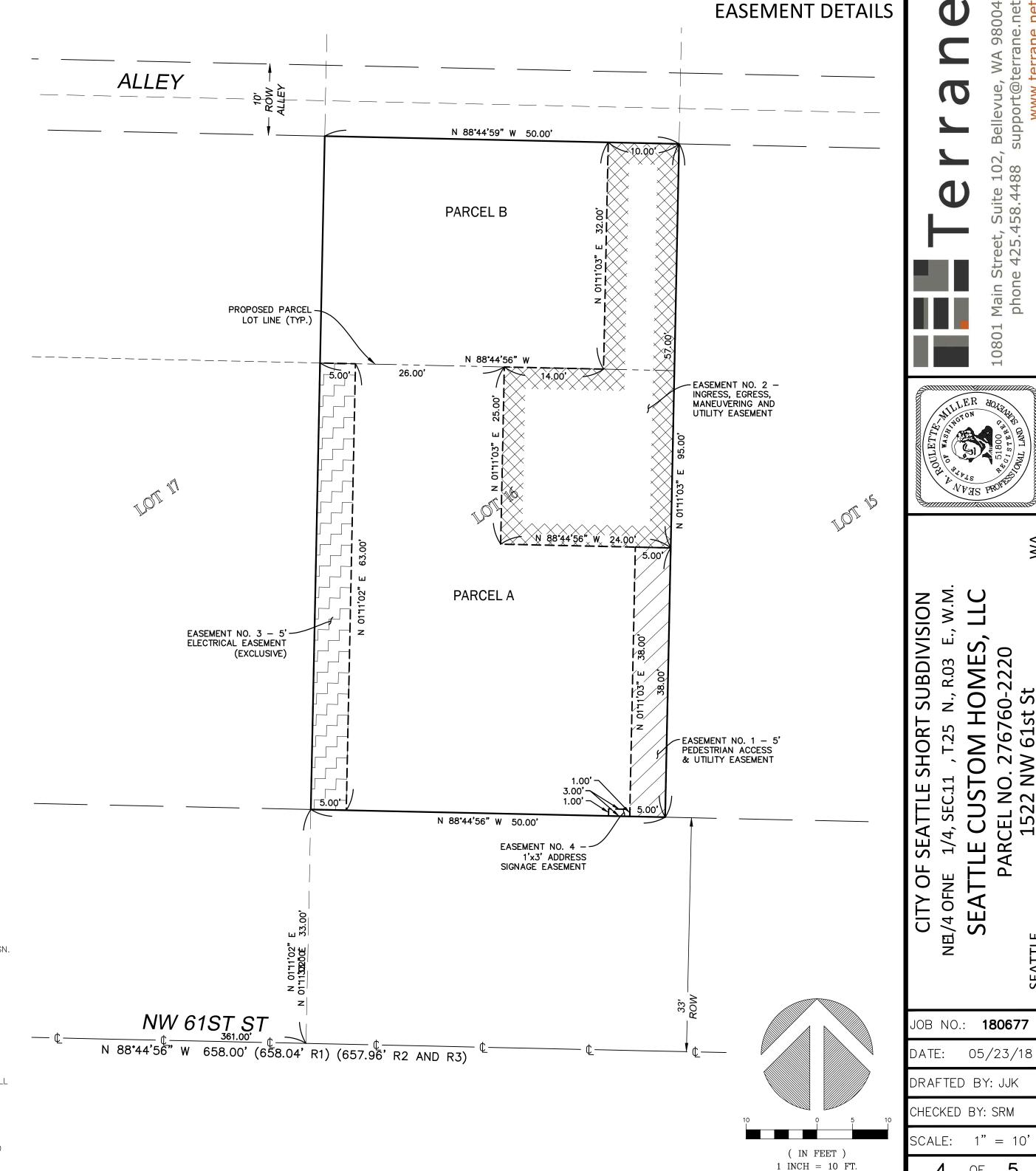
ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN WITHIN THE EASEMENT AS DEPICTED AND DESCRIBED HEREIN IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, SHARING EQUALLY IN THE COST OF MAINTENANCE, REPAIR AND/OR REPLACEMENT TO SAID ADDRESS SIGN.

EASEMENT MAINTENANCE AGREEMENT:

SAID EASEMENTS OF THIS SHORT PLAT ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE/FACILITIES. UTILITY SERVICE LINES OR FACILITIES WHICH SERVE MORE THAN ONE PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS SERVICED. EXCEPT THAT, NO PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITIONS WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.



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